

**SITE WALKS – SATURDAY, JUNE 7, 2014**  
**1:00 p.m. – 402 State Street    1:30 p.m. – 46 Livermore Street**

**MEETING OF THE  
HISTORIC DISTRICT COMMISSION  
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**June 4, 2014  
to be reconvened on June 11 & 18, 2014**

*Due to the length of the agenda, Approval Of Minutes, New and Old Business, and Public Hearings #1 through #14 will be heard on Wednesday, June 4, 2014. Approval Of Minutes, Old Business, Public Hearing #15 and Work Sessions A through F will be heard on Wednesday, June 11, 2014 Both meetings will be held in the Eileen Dondero Foley Council Chambers at 6:30 p.m. Departmental Updates and Work Sessions G through J will be heard on Wednesday, June 18, 2014 in the Eileen Dondero Foley Council Chambers at 7:00 p.m.*

**REVISED AGENDA**

*The Board's action in New Business and all Public Hearings has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

**I. APPROVAL OF MINUTES**

1. April 2, 2014
2. April 9, 2014
3. April 16, 2014

**II. NEW BUSINESS**

Request for Re-Hearing of the Certificate of Approval for 195 Hanover Street – granted on April 16, 2014

**III. OLD BUSINESS (PUBLIC HEARINGS)**

A. Petition of **Frank and Irja Cilluffo, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow demolition of existing structure (remove widows walk) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 1. **Request To Postpone** (This item was postponed at the May 7, 2014 meeting to the June 4, 2014 meeting.)

B. Petition of **Bo Patrik and Eva C.F.K. Frisk, owners**, for property located at **44 Pickering Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace front door and transom) and allow new free standing structures (install stone wall and fence, install mechanical equipment) as per plans on file in the Planning Department.

Said property is shown on Assessor Plan 102 as Lot 19 and lies within the General Residence B and Historic Districts. *(This item was continued at the May 7, 2014 meeting to the June 4, 2014 meeting.)*

#### **IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)**

1. Petition of **Louigi and Bella, LLC, owner**, for property located at **261 South Street**, wherein permission is requested to allow a new free standing structure (install condensing unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 34-2 and lies within General Residence B and Historic Districts.
2. Petition of **Strawbery Banke, Inc., owner**, for property located **off 55 Atkinson Street**, wherein permission is requested to allow demolition of an existing structure (remove fencing) and allow a new free standing structure (install fencing and gates) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic Districts.
3. Petition of **Harbour Place Group, LLC, owner**, for property located at **1 Harbour Place**, wherein permission is requested to allow exterior renovations to an existing structure (seeking approval for prior installation of two vents, relocate one vent) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 105 as Lot 2 and lies within CD5, Historic, and Downtown Overlay Districts.
4. Petition of **Worth Development Condominium Association, owner**, and **Scott Pulver, applicant**, for property located at **113 Congress Street**, wherein permission is requested to allow new free standing structures (install two HVAC units on rooftop) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within the CD5, Historic, and Downtown Overlay Districts.
5. Petition of **American Legion, owner**, for property located at **96 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 24 and lies within the Central Business B and Historic Districts.
6. Petition of **Donovan-Hess Family Revocable Trust, owner**, for property located at **54 Rogers Street**, wherein permission is requested to allow a new free standing structure (construct shed) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 44 and lies within Mixed Residential Office and Historic Districts.

#### **V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)**

7. Petition of **Samuel and Jacob Winebaum, owners**, for property located at **70 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace door at 72A Congress Street) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 42 and lies within the CD5, Historic, and Downtown Overlay Districts.

8. Petition of **Lawrence P. McManus and Mary Elizabeth Herbert, owners, and David Lovelace, applicant**, for property located at **40 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (install lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 81 and lies within the CD5, Historic, and Downtown Overlay Districts.

9. Petition of **Adam Warwick Bell, owner**, for property located at **284 New Castle Avenue**, wherein permission is requested to allow a new free standing structure (install fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 73 and lies within the Single Residence B and Historic Districts.

10. Petition of **Worth Development Condominium Association, owner, and Friends of the Music Hall, applicant**, for property located at **131 Congress Street, Unit 101**, wherein permission is requested to allow exterior renovations to an existing structure (replace storefront window) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within the CD5, Historic, and Downtown Overlay Districts.

11. Petition of **Cottage Senior Housing LP, owner, and Portsmouth Housing Authority, applicant**, for property located at **5 Junkins Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 1-1 and lies within the Municipal and Historic Districts.

12. Petition of **Melvin D. and Elizabeth C. Reisz Revocable Trust, owner**, for property located at **49 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 106 as Lot 27 and lies within the CD5, Historic, and Downtown Overlay Districts.

13. Petition of **Michael DeLaCruz, owner**, for property located at **75 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (repair brick dentil work on parapet wall, restore historic decorative parapet railing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 5 and lies within the CD5, Historic, and Downtown Overlay Districts.

14. Petition of **Joseph and Zulmira Almeida Revocable Trust, owner**, for property located at **27 Rogers Street**, wherein permission is requested to allow exterior construction to an existing structure (construct rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 41 and lies within the Mixed Residential Office and Historic Districts.

**THE FOLLOWING WILL HEARD ON WEDS., JUNE 11, 2014 AT 6:30 P.M.**

**VI. APPROVAL OF MINUTES**

- 4. May 7, 2014
- 5. May 14, 2014
- 6. May 21, 2014

**VII. OLD BUSINESS (PUBLIC HEARING)**

A. (Work Session/Public Hearing) Petition of **Portwalk HI, LLC, owner**, for property located at **195 Hanover Street**, wherein permission is requested to allow amendments to a previously approved design (changes to all facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1-2 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued at the May 21, 2014 meeting to the June 11, 2014 meeting.)*

**VIII. PUBLIC HEARINGS (CONTINUED)**

15. (Work Session/Public Hearing) Petition of **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission is requested to allow new construction to an existing structure (construct additions) and allow exterior renovations to an existing structure (replace siding, windows to existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 118 as Lots 3&4 and lies within the CD4, Historic, and Downtown Overlay Districts.

**IX. WORK SESSIONS**

A. Work Session requested by **Kevin M. Semprini, owner**, for property located at **300 New Castle Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish house) and allow a new free standing structure (construct 2,200 sq. ft. home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 36 and lies within the Single Residence B and Historic Districts.

B. Work Session requested by **402 State Street, LLC, owner**, for property located at **402 State Street**, wherein permission is requested to allow demolition of an existing structure (demolish rear additions) and allow new construction to an existing structure (construct staircase addition) and allow exterior renovations to an existing structure (replace siding windows, add skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 12 and lies within the CD4-L, Historic, and Downtown Overlay Districts.

C. Work Session requested by **Joan S. Davis and Charles P. Allard II, owners**, and **Elizabeth Levey-Pruyn and Bruce Erickson, applicants**, for property located at **35 Salter Street**, wherein permission is requested to allow demolition of an existing structure (demolish exterior stairs, chimneys, and shed) and allow new construction to an existing structure (construct addition, dormer, roof extension, decks, stairs) and allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 102 as Lot 29 and lies within the Waterfront District and Historic Districts.

D. Work Session requested by **393 New Castle Avenue, LLC, owner**, for property located at **393 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (rebuild back addition (Unit 389) with added entry, rear porch, and dormers, at Unit 391 move entry door to rear and add dormer) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 5 and lies within Single Residence B and Historic Districts.

E. Work Session requested by **Peter N. Floros, Jr., owner**, for property located at **282 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace siding, trim, and molding, replace exterior stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 8 and lies within the Mixed Residential Office and Historic Districts.

F. Work Session requested by **Mark A. and Deborah Chag, owners**, for property located at **404 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade foundations, exterior modifications and additions) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 21 and lies within Mixed Residential Office and Historic Districts.

<b>THE FOLLOWING WILL BE HEARD ON WEDS., JUNE 18, 2014 AT 7:00 P.M.</b>
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**X. DEPARTMENTAL UPDATES**

1. Design Review Toolkit
2. Character-Based Zoning

**XI. WORK SESSIONS (CONTINUED)**

G. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, and **Green and Company, applicant**, for property located at **275 Islington Street**, wherein permission is requested to allow demolition of existing structures (demolish existing buildings, construct two multi-family structures) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts.

H. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct mixed use, 3 ½ to 5 story structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

I. Work Session requested by **Robert and Carlotta Holster, owners**, for property located **46 Livermore Street**, wherein permission is requested to allow new construction to an existing structure (construct two story addition with masonry chimney and elevator shaft, construct screen porch) and allow exterior renovations to an existing structure (replace French doors and

misc. windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 21 and lies within General Residence B and Historic Districts.

J. Work Session requested by **HarborCorp LLC, owner**, for property located **Deer Street, Russell Street, and Maplewood Avenue** wherein permission is requested to allow a new free standing structure (construct mixed use building that includes a conference center, condominiums, supermarket, etc.) Plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 21, Assessor Plan 118 as Lot 28 and Assessor Plan 124 as Lot 12 and lies within the Central Business B, Historic, and Downtown Overlay Districts.

## **XII. ADJOURNMENT**

NOTICE TO THE MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a meeting and need assistance, please contact the Human Resources Department at 610-7270, one week prior to the meeting.